Smart, Green & Growing

What Are Smart Sites?
Smart Sites are site-specific capital projects that encourage public and private investment and green building practices in existing Maryland communities. Smart Sites show how State and local partners can work together to coordinate and align investment in innovative ways that catalyze smart growth in appropriate areas throughout Maryland. Smart Sites is an element in Governor O'Malley's Smart Green and Growing initiative which, together with other initiatives, aim at creating a sustainable future for our State.

While the first round of Smart Sites has been nominated by State agencies, subsequent rounds will be nominated by local municipal and county governments as well as State agencies. The size of Smart Site projects may vary; however, they will all:

- Strengthen public and private partnerships at the local level that leverage substantial private investment in appropriate growth and revitalization areas.
- Educate about the range of exemplary growth and revitalization projects and partnerships in progress in communities throughout Maryland.
- Coordinate State, local and private investment in high impact projects in targeted areas, including BRAC zones, TOD sites, Main Streets and Community Legacy communities.

What Types of Projects Will be Encouraged for Nomination as Smart Sites?
Projects and partnerships that include green building practices and promote growth and revitalization in appropriate areas are encouraged, including:

- Redevelopment of key historic properties in Main Street communities, the State's traditional business districts in small towns and cities.
- Mixed-use Transit-Oriented Development (TOD) that benefits surrounding communities and encourages transit ridership.
- Innovative school construction and rehab projects in existing communities.
- Projects that increase mixed-income housing near job centers and desirable schools, including areas benefiting from BRAC-induced growth.

For more information contact John Papagni at papagni@mdhousing.org. The Maryland Department of Housing and Community Development is coordinating this initiative in partnership with other state agencies including the Maryland Departments of Planning, Transportation, Business and Economic Development, Education, Environment and Natural Resources.

Smart Sites Project Names and Contacts

No.	Project Name	Jurisdiction Name	Description
1	Maple Street Neighborhood Initiative	The City of Cambridge	Revitalization of historic residential communities adjacent to Cambridge's Main Street business district as part of the Maryland Department of Housing and Development's new Maple Street initiative.
2	East Baltimore Development Initiative	The City of Baltimore	This 80-acre redevelopment project will include a mix of housing types, new K-8 school, transit-related services, public facilities and new commercial development.
3	Offices of the Human Resources Development Commission of Allegany County	The City of Cumberland	Construction of a new facility to house the Allegany County Human Resources Development Commission (HRDC) as part of the revitalization of the Virginia Avenue corridor with green building design including a green roof.
4	Mount Airy Main Street Infill Development Project	The Town of Mount Airy	New development/infill to support the recovery of Mount Airy's Main Street community from a devastating fire in September 2007.
5	Washington Court BRAC Housing Redevelopment	Harford County	Redevelopment of former military housing into 288 new housing units to support a community impacted by the Base Realignment and Closure (BRAC).
6	TaneyScape	The City of Taneytown	The largest ever Maryland "Streetscape" project, including full reconstruction of a section of MD 140, upgrading the storm water management system, installation of ornamental pedestrian lighting, tree plantings and landscaping, is proceeding in coordination with the replacement of aging, leaking water mains.
7	Odenton MARC Station Transit-Oriented Development	Anne Arundel County	25-acres of State-owned surface lots will be redeveloped into mixed-used retail, residential, office, hospitality and parking for one of the most heavily used commuter rail stations in Maryland.
8	State Center Transit-Oriented Development	The City of Baltimore	25-acres of State-owned land next to Metro and Light Rail will be redeveloped into a mixed use, mixed income community for 3,000 residents, 3,500 State employees and 3000 private sector workers.
9	Laurel MARC Station Transit- Oriented Development	The City of Laurel	Approximately four acres of MTA land to be developed into a mixed-use TOD adjacent to the Laurel commuter rail station.
10	Owings Mills Town Center Transit-Oriented Development	Baltimore County	Pedestrian-friendly town center at the Owings Mills Metro station will host a public library, retail, offices, housing and a community college

No.	Project Name	Jurisdiction Name	Description
			campus; the station serves downtown Baltimore and Johns Hopkins Hospital.
11	Savage MARC Station Transit-Oriented Development	Howard County	10 acres adjacent to the Savage commuter rail station will be converted into a mixed-use town center with 420 dwelling units, retail, office and a new hotel.
12	Wheaton Metro Transit-Oriented Development Initiative	Montgomery County	Metro, Montgomery County and MDOT are collaborating to revitalize the five acre Wheaton Central Business District triangle.
13	Germantown Elementary School	Anne Arundel County Public Schools and the City of Annapolis	This replacement school will assist in the revitalization of this community-focused site consisting of recreational facilities and located near a public library and mass transit.
14	Hyattsville Downtown Infill and Hyattsville Elementary School	The City of Hyattsville and Prince George's County Public Schools	The two phased EYA development along the east and west section of Route 1, Hyattsville includes town house units with mixed-use owner commercial and residential units. Partial renovation of the historic Hyattsville Elementary School as a community-focused school site that will support the revitalization of the Route 1 corridor.
15	Calvert Middle School	Calvert County Public Schools, the Calvert County Commissioners, and Prince Frederick	This new community focused school will be located in Prince Frederick with other school and recreational facilities.

GOVERNOR MARTIN O'MALLEY ANNOUNCES 'SMART SITES' ENCOURAGING COMMUNITY INVESTMENT

CAMBRIDGE, MD (June 28, 2009) – Governor Martin O'Malley today announced the designation of 15 "Smart Site" projects located in communities around the State and invited nominations for future rounds. Smart Sites will focus public and private investment and green building practices in projects that will encourage smart growth and revitalization in existing Maryland communities. The first round of projects includes new workforce housing in a Harford County community near transit and Aberdeen Proving Grounds, the revitalization of a historic downtown Main Street in Carroll County as part of its recovery from a damaging fire, and a range of transit-oriented developments. The Governor's announcement came after a walking tour of local development projects in downtown Cambridge.

"Focusing investment in Maryland's great neighborhoods and existing communities is critical to achieving smarter growth in our State," Governor O'Malley said on Sunday in Cambridge, announcing the Smart Site designations and the funding for Cambridge's Smart Site project, the Green Workforce Housing Initiative. "Even in difficult economic times, and perhaps most especially, it is important that we and our local partners focus on the best projects that can revitalize business districts, enhance transit hubs and encourage private investment in those communities that need it the most."

The Smart Sites initiative highlights innovative State and local partnerships that catalyze economic development in appropriate areas throughout Maryland. The Smart Sites serve as one element of the O'Malley-Brown Administration's *Smart, Green, and Growing* initiative which aims to create a more sustainable future for Maryland by involving every citizen in reducing our carbon footprint, preserving our most valuable resource lands and restoring the health of the Chesapeake Bay.

The Smart Sites initiative in Cambridge will bring a comprehensive approach to investing in workforce housing and neighborhood revitalization. New housing investment in Cambridge's Maple Street area will include green approaches to rehabilitating and energy conservation retrofitting of homes for low- and moderate-income households as well as the building new Green homes for affordable homeownership. The new Green homes will be some of the first on the Eastern Shore for low- and moderate-income household and a partnership with the Talbot/Dorchester Habitat for Humanity.

"It's an honor to welcome Governor O'Malley to Cambridge for this exciting announcement," said Cambridge Mayor Victoria Jackson-Stanley. "The Smart Sites designation is a testament to the commitment of Cambridge citizens to improving conditions throughout the City. Focusing investment in these areas, particularly with an ecologically friendly approach to development, truly illustrates the value of good working relationships on the local, county, and state levels."

The Governor announces the first round of Smart Sites, and invited subsequent rounds to be nominated by local municipal and county governments as well as State agencies. While the size of Smart Site projects may vary, they will all:

- Strengthen public and private partnerships at the local level that leverage substantial private investment in appropriate growth and revitalization areas.
- Educate about the range of exemplary growth and revitalization projects and partnerships in progress in communities throughout Maryland.
- Coordinate State, local and private investment in high impact projects in targeted areas, including BRAC zones, Transit-Oriented Development sites, Main Streets and Community Legacy areas.

Nomination of projects and partnerships that include green building practices and promote growth and revitalization in appropriate areas will be encouraged, including:

- Redevelopment of key historic properties in Main Street communities, the State's traditional business districts in small towns and cities.
- Mixed-use Transit-Oriented Development that benefits surrounding communities and encourages transit ridership.
- Innovative school construction and rehab projects in existing communities.
- Projects that increase workforce housing near job centers and desirable schools, including areas benefiting from BRAC-induced growth.

"Even in this challenging economic situation, we are able to join other public and private stakeholders to enhance the quality of life in neighborhoods and town centers all over Maryland," said Housing and Community Development Secretary Raymond A. Skinner. "The Smart Sites initiative shows our commitment to investing in the economic sustainability and vitality of Maryland's communities".

The O'Malley-Brown Administration has championed initiatives that help build healthy communities and promote smart development practices statewide. For example, created in 1998, Main Street Maryland is a comprehensive downtown revitalization program that is recognized nationally as a model for Smart Growth. The program strengthens the economic potential of Maryland's traditional main streets and neighborhoods. Using a competitive process, MSM selects communities which have made a commitment to revitalization, and helps them increase private-sector small business investment, and improve the appearance and image of their core business districts. The Maple Street initiative encourages residential revitalization projects near the business district that strengthen the relationship between downtown commercial districts and the surrounding neighborhoods. Last year, Cambridge was among four locations to receive Maple Street funding.

The Governor's Smart Site designations announced today are attached and at www.green.maryland.gov/smartsites.html.

###